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5/28/10 2:00:48  
OK W BK 634 PG 535  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

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7/07/10 2:07:16  
OK W BK 637 PG 398  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Re-recorded to correct Grantee last name to Clippenger

Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

\* Return To: Walker, Brown & Brown, P.A., 2540 Hwy 51 S., Hernando, MS 38632  
662-429-5277

### WARRANTY DEED

Grantor(s): **John Osborne and Janet Osborne**

Address: 264 French St Bangor, ME 04401

Phone: 207-561-9622 (Home) N/A (Work, if any)

Grantee(s): **Darren Clippenger and Gloria Clippenger**

Address: 655 Fairway Drive, Hernando, MS 38632

Phone: 901-398-3504 (Home) N/A (Work, if any)

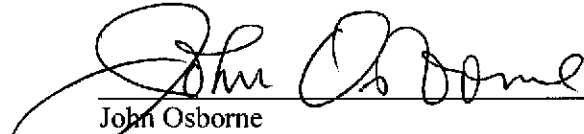
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, John Osborne and Janet Osborne does/do hereby sell, convey and warrant unto Darren Clippenger and Gloria Clippenger, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

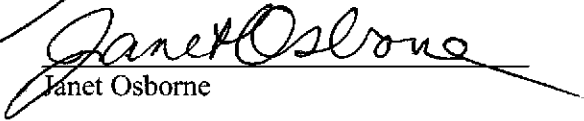
**LEGAL DESCRIPTION: Lot 74, Phase III, Hernando Hills Subdivision, situated in Section 6, Township 3 South, Range 7 West, as shown on plat of record in Plat Book 34, Page 12-13 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 24 day of May, 2010.

  
John Osborne

  
Janet Osborne

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, John Osborne and Janet Osborne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of May, 2010.

Notary Public 

MY COMMISSION EXPIRES NOVEMBER 29, 2010

My Commission Expires: \_\_\_\_\_

(SEAL)

